

Reception  
12'5" x 16'8"

Kitchen  
8'9" x 9'9"

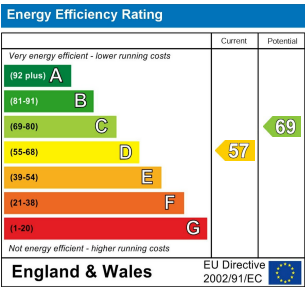
Bathroom  
8'6" x 5'4"

Bedroom  
11'11" x 15'9"

Bedroom  
10'8" x 8'11"

Balcony

Total Area (Excludes Balcony): 66.0 m<sup>2</sup> ... 711 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## GROSVENOR ROAD, WANSTEAD

Offers In Excess Of £515,000 Leasehold  
2 Bed Flat



### Features:

- Spacious Two Bedroom Apartment
- Second Floor
- 1930's Art Deco Development
- Stylishly Refurbished by Current Owners
- Three Bedrooms
- Balcony And Communal Gardens
- Communal Parking
- Chain Free
- Stones Throw To Wanstead High Street
- Short Walk To Wanstead And Snaresbrook Station

This beautifully spacious two-bedroom apartment is set on the second floor of a charming 1930s Art Deco development in the heart of Wanstead. Thoughtfully refurbished, the property offers two double bedrooms, a bright and airy living space, and a private balcony. Situated just moments from Wanstead High Street, with its array of independent shops, cafés, and restaurants, the location also benefits from easy access to both Wanstead and Snaresbrook stations, making it ideal for commuters. Offered chain-free, this stylish home combines period character with contemporary comfort in a highly sought-after setting.

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IF YOU LIVED HERE...

Set within a wonderfully preserved 1930s development, the grand red brick façade and original tiled main entrance exude character, offering a glimpse into the rich history of the building. Beautifully maintained period details set the tone for the elegant and inviting home within.

Step inside to a wide hallway, where built-in storage ensures a clutter-free and organised space, while herringbone wood flooring flows seamlessly throughout, enhancing the apartment's timeless charm and sense of warmth.

The kitchen is flooded with natural light and designed for both style and practicality. Grey cabinetry, star-patterned tiling, and chrome accents create a refined yet understated aesthetic. With built-in appliances, generous worktops, and ample storage, it's a space designed to inspire. The private south-east facing balcony extends from here, an ideal spot for morning coffee as sunlight streams through. An obscured glass door allows even more light to filter in.

Centrally positioned, the bathroom blends modern convenience with classic charm. A Victorian-style WC, grey vanity unit, and Art Deco mirror add character, while white tiles and a bath with an overhead shower create a fresh, spa-like retreat. A window ensures natural light and ventilation.

The two double bedrooms are perfectly proportioned. The principal bedroom is especially generous, with a large window framing tranquil treetop and rooftop views. The second bedroom is equally spacious and inviting, perfect for use as a second bedroom while offering flexibility to suit your lifestyle.

The reception room is a standout space. A striking original fireplace serves as the centrepiece, complemented by the refined tones of the walls and flooring. Bathed in natural light, this elegant room is ideal for both relaxing and entertaining.

With Wanstead High Street literally on your doorstep, a fantastic selection of independent boutiques, cafés, and restaurants awaits. Among its many highlights is The Cuckfield, a beloved pub that retains the charm of its 19th-century coaching inn origins.

Beyond the lively High Street, Epping Forest offers miles of ancient woodland, ideal for scenic walks, cycling, or unwinding in nature. Closer to home, Wanstead Park provides a tranquil retreat with picturesque lakes and meandering trails, all just moments away.

WHAT ELSE?

With Snaresbrook and Wanstead stations just an eight-minute walk away, commuting couldn't be easier. Both stations sit on the Central Line, providing swift connections to Liverpool Street, the West End, and beyond, making this an ideal location for those who want the best of suburban tranquillity with seamless access to the city.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 BRANCH MANAGER

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